182.0	0008	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	667,700 / 667,700
					USE VALUE:	667,700 / 667,700
					ASSESSED:	667,700 / 667,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		BREWSTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PARSONS GEORGE/CAROLYN
Owner 2:	TRS/GEORGE H PARSONS JR TRUST
Owner 3:	
Street 1:	23 BREWSTER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PARSONS GEORGE H JR--ETAL -
Owner 2:	PARSONS CAROLYN M -
Street 1:	23 BREWSTER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .167 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Wood Shingle Exterior and 1476 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7281.000	220,800		446,900	667,700
Total Card	0.167	220,800		446,900	667,700
Total Parcel	0.167	220,800		446,900	667,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 452.37 /Parcel: 452.37

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 123422

GIS Ref

GIS Ref

Insp Date 05/17/18

!14272!

PREVIOUS ASSESSMENT

Parcel ID: 182.0-0008-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	220,800	0	7,281.	446,900	667,700		Year end	12/23/2021
2021	101	FV	212,900	0	7,281.	446,900	659,800		Year End Roll	12/10/2020
2020	101	FV	212,900	0	7,281.	446,900	659,800	659,800	Year End Roll	12/18/2019
2019	101	FV	177,100	0	7,281.	446,900	624,000	624,000	Year End Roll	1/3/2019
2018	101	FV	177,100	0	7,281.	376,700	553,800	553,800	Year End Roll	12/20/2017
2017	101	FV	177,100	0	7,281.	344,800	521,900	521,900	Year End Roll	1/3/2017
2016	101	FV	177,100	0	7,281.	293,700	470,800	470,800	Year End	1/4/2016
2015	101	FV	165,500	0	7,281.	255,400	420,900	420,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:41:12

LAST REV

Date	Time
06/19/18	12:52:04
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 14272

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PARSONS GEORGE	49263-69		4/10/2007	Family	1	No	No		
	12289-557		9/15/1972		33,900	No	No		N

USER DEFINED

Prior Id # 1:	123422
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/14/2011	144	Re-Roof	15,347					& REPL 2 WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	Meas/Inspect	BS	Barbara S
10/16/2008	Meas/Inspect	189	PATRIOT
10/16/2008	Meas/Inspect	189	PATRIOT
3/1/2000	Inspected	276	PATRIOT
1/4/2000	Mailer Sent		
12/29/1999	Measured	163	PATRIOT
7/21/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7281		Sq. Ft.	Site		0	70.	0.88	7									446,899						446,900	

Total AC/HA:	0.16715	Total SF/SM:	7281	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	446,899	Spl Credit		Total:	446,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:		31 %

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	148.485
Other Features:	67500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	319969
Depreciation:	99190
Depreciated Total:	220778

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 7 | BRs: 3 | Baths: 1 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

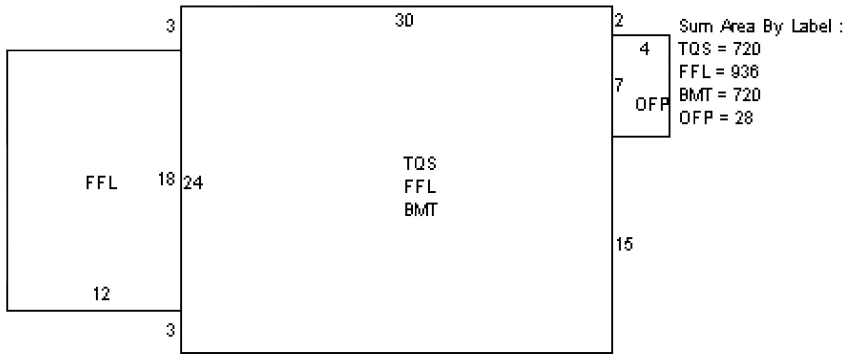
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	148.49
Special Features:	0	Val/Su Net:	99.28
Final Total:	220800	Val/Su SzAd	149.59

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	936	148.490	138,982
BMT	Basement	720	44.550	32,073
TQS	3/4 Story	540	148.490	80,182
OFP	Open Porch	28	44.000	1,232

Net Sketched Area: 2,224 | Total: 252,469

Size Ad 1476 | Gross Area 2404 | FinArea 1476

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X6	A	AV	1980	0.00	T	31.2	101						

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

182.0-0008-0001.0

IMAGE

AssessPro Patriot Properties, Inc